



CC:

BUILDING DEPT. ☐
TOWN CLERK ☐

TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session Date: APRIL 28, 2008

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of **FEBRUARY 25, 2008 & MARCH 10, 2008** meetings as written.

PRELIMINARY MEETINGS:

1. **AVAN REALTY, LLC (Haig Sarkissian) (for HZ Development Co.) (08-10)** Request for one (1) additional Freestanding Sign at 140 Executive Drive in a PI Zone **(4-3-17.6)**

2. **POOOR PEDDLER, INC. (Screen Gems) (As referred by PB) (08-14)** Request for:

29,110 s.f. Minimum Lot Area (Gross)**47 ft. 5 inches** front yard setback (Rt. 32)**24 ft.** Maximum Building Height**30 ft.** Rear Yard Setback**22 ft.** front yard setback (Ruscitti Road)**4 – O/S** Parking Spaces

All for proposed two-story addition to existing commercial building at 41 Windsor Highway in a C-Zone **(9-1-29)**

3. **LOIS LYON (08-15)** Request for 2 ft. Side Yard Setback for proposed 28 ft. X 10 ft. addition at 2 Chimney Corner Road in an R-4 Zone **(43-1-58)**
4. **PATRICIA COPPOLA (08-16)** Request for 5 ft. Side Yard Setback for proposed 8 ft. X 16 ft. Shed at 1037 Rolling Ridge (The Reserve) in an R-3 Zone **(89-2-7)**

PUBLIC HEARINGS:

5. **PETER & IRENE MOLONEY (08-05) (as referred by P.B.)** Request for:

LOT #1 15,189 s.f. Minimum Lot Area (Gross)

LOT #2 9,397 s.f. Minimum Lot Area (Gross)

At Sho Gee Court in an R-1 Zone **(51-1-55.3)**

6. **DEBORAH MENKENS (08-11)** Request for One (1) Additional Horse and; variance to permit three (3) horses to be maintained 20 ft. from the side, rear and front property lines in an R-1 Zone **(52-1-79.1)**

FORMAL DECISIONS:

07-03 JERRYS SELF-STORAGE**07-07** RETCHO**07-26** RIZZI**07-30** MMJS, INC.**07-02** TOBACK**07-43** GILLMEIER**07-48** DUNKO**07-51** HALES**07-52** MANGIARACINA**07-47** LAPIDUS / KOCH